

## EASY START PACKAGE – 1850 PER SQ. FT

<b>Design &amp; Drawings</b>	<ul style="list-style-type: none"><li>• 2D – Floor Plans</li><li>• 3D Elevation Designs</li><li>• Design Development – A maximum of 3 drawing revisions</li></ul>
<b>Civil Construction</b>	<ul style="list-style-type: none"><li>• Floor to floor height – 9</li><li>• Steel (500 TMT Bars) – Bhuwalka/Kamadhenu</li><li>• Cement (Grade 43 or 53 as needed) – Penna/Dalmia</li><li>• UG Sump built with solid blocks of 6" thickness &amp; waterproof plastered 6000 lts</li><li>• Concrete – M20 grade RMC</li><li>• Solid Block walls – 6" &amp; 4" thickness</li><li>• Internal, external and toilet wall – Column joints plastering with chicken mesh</li><li>• Waterproofing compound – Dr.Fixit/FOSROC for external walls</li><li>• Cement based waterproofing</li><li>• Steel/concrete lofts – Not included</li><li>• Anti termite treatment</li></ul>



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<b>Architectural Design</b>	<ul style="list-style-type: none"><li>• Working drawing for all works</li><li>• Schedule of Openings</li><li>• Section and Elevation</li></ul>
<b>Interior Design</b>	<ul style="list-style-type: none"><li>• 2D Furniture layout</li></ul>
<b>Structural Designing</b>	<ul style="list-style-type: none"><li>• Structural Design as per IS Code.</li><li>• Good for construction drawings</li><li>• Soil Test report</li></ul>
<b>MEP Designing</b>	<ul style="list-style-type: none"><li>• Electrical Layout</li><li>• Plumbing Water Line Layout</li><li>• Plumbing Drainage Line Layout</li></ul>
<b>Government Liaison Assistance</b>	<p>Sri Vishwanik Constructions will provide liaison assistance with different government agencies, obtain permissions, licenses &amp; sanction fee for the following (if applicable)</p> <ul style="list-style-type: none"><li>• Construction Plan Sanction</li><li>• Temporary Electricity connection</li></ul>



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	<ul style="list-style-type: none"><li>• Permanent electrical connection</li><li>• Water connection</li><li>• Sewage connection</li></ul>
<b>Flooring Wall Tiling</b>	<ul style="list-style-type: none"><li>• Living, Kitchen, Dining &amp; Bedrooms: Vitrified tiles – Rs.50/- per Sqft</li><li>• Balcony, Sit-out, Passage Areas: Anti-skid tiles – Rs.35/- per Sqft</li><li>• Toilet Flooring: Anti-skid tiles – Rs.40/- per Sqft</li><li>• Toilet Wall Dado (7ft height): Highlighting Tiles – Rs.50/- per Sqft</li><li>• Kitchen countertop: Granite – Rs.110/- per Sqft</li><li>• Kitchen Wall Dado (Up to 2' above counter): Backsplash tiles – Rs.45/- per Sqft</li><li>• 2' X 2' is maximum tile size.</li><li>• No set back tiles</li></ul>



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<b>Painting</b>	<ul style="list-style-type: none"><li>• Internal wall &amp; ceiling: 2 coat wall putty + 1 coat primer coat + 2 coat latest Tractor emulsion paint</li><li>• External walls: 1 coat primer + 2 coat ace weatherproof paint</li><li>• Brand: Asian/Berger/Dulux</li></ul>
<b>Electrical</b>	<ul style="list-style-type: none"><li>• Light &amp; power points – as per electrical design</li><li>• Geyser points – All bathrooms</li><li>• AC provision – Any 1 room for the house</li><li>• Conduits – Good quality, hidden in slabs and walls</li><li>• Copper wire –Anchor</li><li>• External electrification is included</li><li>• Switches &amp; Plates – Anchor – Ziva make</li><li>• A main DB &amp; MCB – Indo-Asian make</li><li>• One UPS point for the house</li></ul>



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<b>Plumbing</b>	<ul style="list-style-type: none"><li>• Water supply system – Internal &amp; External</li><li>• Connection for water inlet from corporation</li><li>• External sewage system – Inspection chambers &amp; sewage outlet to site boundary</li><li>• Class B CPVC pipes – Astral/Supreme make</li><li>• Solar &amp; Geyser Provision</li><li>• Rainwater harvesting facility – Ground water recharge</li><li>• PVC Overhead Tank – Ganga or Equivalent make of basic price Rs 6.5 per litre</li></ul>
<b>Fixtures</b>	<ul style="list-style-type: none"><li>• Kitchen sink with accessories: SS – Rs.4500/- per kitchen</li><li>• CP &amp; Sanitary fixtures such as Wash Basin, WC, Taps and other accessories like bottle trap, gratings etc: Hind</li></ul>



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	<p>ware/Cera – Rs.20,000/- per bathroom attached toilet</p> <ul style="list-style-type: none"><li>• Electrical fixtures – Not Included</li></ul>
<b>Doors</b>	<ul style="list-style-type: none"><li>• Doors – Main Door: Teak Wood frame &amp; shutter including hardware – Rs.20,000/- per door</li><li>• Internal Doors: Any wood frame &amp; shutter including cost of hardware – Rs.8,000/- per door</li><li>• Internal Door frames &amp; shutters – Painted (only)</li><li>• Main Door – Polished by hand</li><li>• Bathroom, Terrace &amp; Utility Door – Frame &amp; shutter including hardware – Rs.7,500/- per door</li><li>• Door hardware – Ozone/Europa/Dorma make.</li><li>• Door hinges – SS hinges</li><li>• Door &amp; Door Frame cost – Inclusive of planning, rebate, transportation etc.</li></ul>



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<b>Windows</b>	<ul style="list-style-type: none"><li>• Aluminium windows – 5mm clear glass with MS Grills</li><li>• Basic price: Aluminium/uPVC window including MS grills – Rs 400/- per Sqft</li></ul>
<b>Fabrication</b>	<ul style="list-style-type: none"><li>• Main Gate: MS Gate – Rs.330/- per Sqft</li><li>• External staircase &amp; balcony railing: MS Railing – Rs. 550/- per Rft</li><li>• Internal staircase railing: SS Railing – Rs.840/- per Rft</li><li>• Utility grill is not included in the package</li></ul>
<b>Compound Wall</b>	<ul style="list-style-type: none"><li>• Readymade/ Pre-cast Compound wall – Maximum thickness of 3" (If charged)</li><li>• The compound wall is painted</li><li>• Excavation, Foundation, PCC, Size Stone Masonry with DPC course above SSM</li><li>• Height of compound – 5 Feet</li></ul>



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<b>Elevation</b>	<ul style="list-style-type: none"><li>• This proposal includes basic elevation design for your home</li><li>• A 3D elevation is presented for client to choose from &amp; design</li><li>• Elevation can be designed &amp; more elements may be added at very nominal cost to the design</li></ul>
<b>Exclusions &amp; Incidentals</b>	<ul style="list-style-type: none"><li>• Government fees for the liaison bodies to be paid directly by the client</li><li>• The complete fee payment for plan sanction in Panchayat limits need to be borne by client</li><li>• Assuming the site &amp; road level to be equal, if the ground level needs to be raised above 18”, it shall be charged for accordingly</li><li>• Hard rock/soft rock excavation, if it arises shall be charged for accordingly</li></ul>



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|  | <ul style="list-style-type: none"><li>• Buying new earth/sending existing earth for excavation/backfilling purpose shall be charged on actual</li><li>• Basic price of Cement is Rs.350/- per bag &amp; Steel is Rs.50,000/- per MT. Any increase in these prices shall be charged accordingly</li><li>• Percentage of opening for door &amp; windows – 12% Maximum</li><li>• Any work not mentioned within this package or outside the site boundary shall be charged for accordingly</li><li>• One point of electricity &amp; water needs to be provided by the client free of cost to facilitate construction</li><li>• SBC of soil is considered at 180 KN/M2 and depth of the foundation considered at 5 Feet, any increase in depth shall be charged accordingly on actuals upon site conditions</li><li>• If there are constraints in material delivery or stocking place and materials</li></ul> |
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	<p>to be order in small quantities, the additional charges for the same shall be charged on actuals</p> <ul style="list-style-type: none"><li>• A specific area to construct labour and material shed needs to be provided within 50 feet from the construction place by the client</li><li>• Any road cutting charges for the connection of Electricity and Sewage lines is not included, such works shall be charged additionally</li></ul> <p><b>NOTE:</b> The above-mentioned material specifications are generalized, the inclusion or the exclusion of the same shall vary depending on the floor plan.</p>
<b>Payment Structure</b>	<ul style="list-style-type: none"><li>• A customized payment schedule will be shared based on the project specifications.</li></ul>



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<b>Warranty &amp; Guarantee</b>	<ul style="list-style-type: none"><li>• Construction guarantee – 1 Year; Waterproofing warranty – 10 Years</li><li>• Guarantee &amp; warranty is provided on Stamp paper</li></ul>



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